

1333 OAK LAWN AVE, DALLAS, TX 75207



# THE CAPITAL

## DESIGN DISTRICT



INSPIRATION  
OF THE DESIGN  
DISTRICT AT YOUR  
FINGERTIPS.

# DALLAS' NEWEST OFFICE EXPERIENCE.



LOCATION

# ACCESSIBILITY & DRIVE TIMES



2 Minutes  
to **Uptown**

3 Minutes  
to **I-35**

10 Minutes  
to **Dallas Love Field**

3 Minutes  
to **Dallas N Tollway**

7 Minutes  
to **Downtown Dallas**

17 Minutes  
to **DFW Intl. Airport**



DELIVERED 2024

10

STORIES

5 STORIES OF  
CLASS A OFFICE

3/1,000

PARKING RATIO

125,863

RENTABLE SQUARE FEET

OF CLASS A OFFICE

1

TERRACE

TOTALING 1,877 SF

4,976

SQUARE FEET

RESTAURANT WITH PATIO

8,822

SQUARE FEET

AMENITY SPACE



PRESENTED BY  
ERIN CULLEY GALLERY

FEATURED ARTISTS  
CHUL-HYUN AHN  
KALETA DOOLIN  
GARY GOLDBERG  
RYAN GOOLSBY  
HIDENRISHI  
ANNA MEMBRINO  
JOHN MIRANDA  
NIC NICOSIA

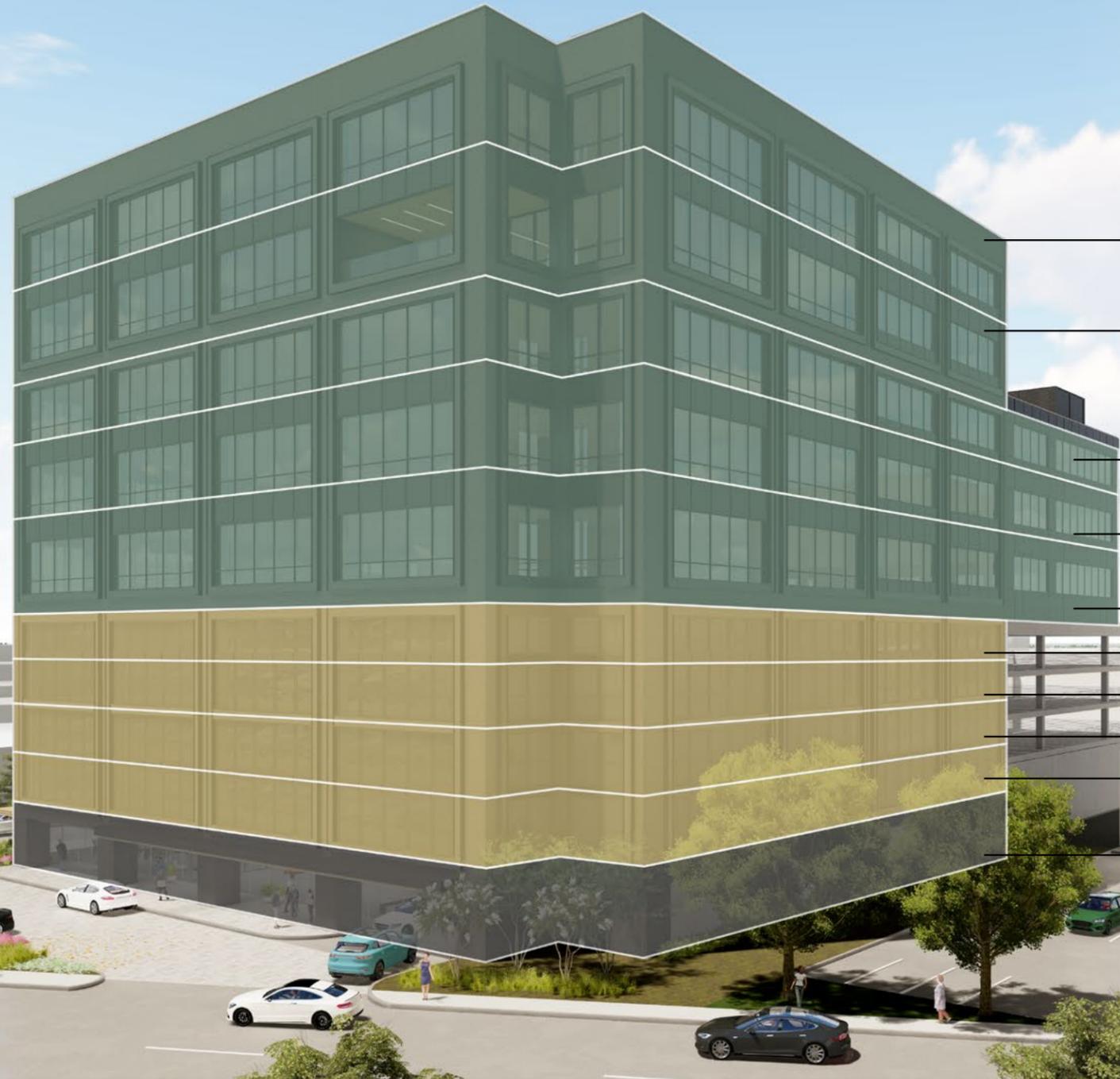
Erin Cluley Gallery is a contemporary art gallery specializing in emerging, mid-career, and established artists from around the world. It participates with Regional Study Group, local Cluley Gallery partners and present a rotating program of exhibitions.

For more information, please visit [www.erincluley.com](http://www.erincluley.com)



THE BUILDING

# STACKING PLAN



FLOOR 10  
22,670 RSF

+

FLOOR 9  
13,355 RSF  
AMENITY FLOOR

130,838 RSF

TOTAL SQUARE FOOTAGE

FLOOR 8  
29,946 RSF

+

FLOOR 7  
29,946 RSF

125,863 RSF

OFFICE SQUARE FOOTAGE

FLOOR 6  
29,946 RSF

P5

P4

P3

P2

+

LOBBY  
4,976 SF RETAIL

8,822 RSF

AMENITY SPACE



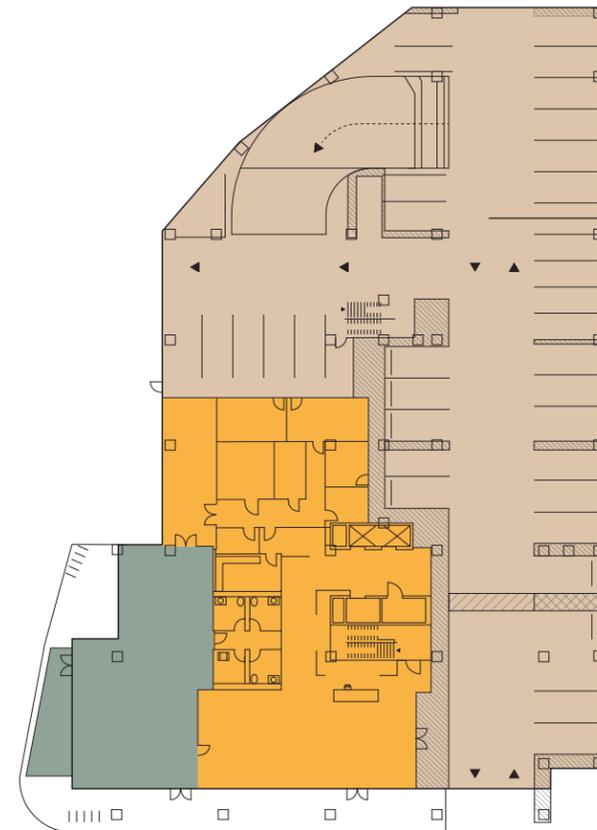
THE CAPITAL  
CULTIVATES  
A SENSE OF  
COMMUNITY  
TO INSPIRE  
IDEAS & FOSTER  
RELATIONSHIPS.

FLOOR PLANS

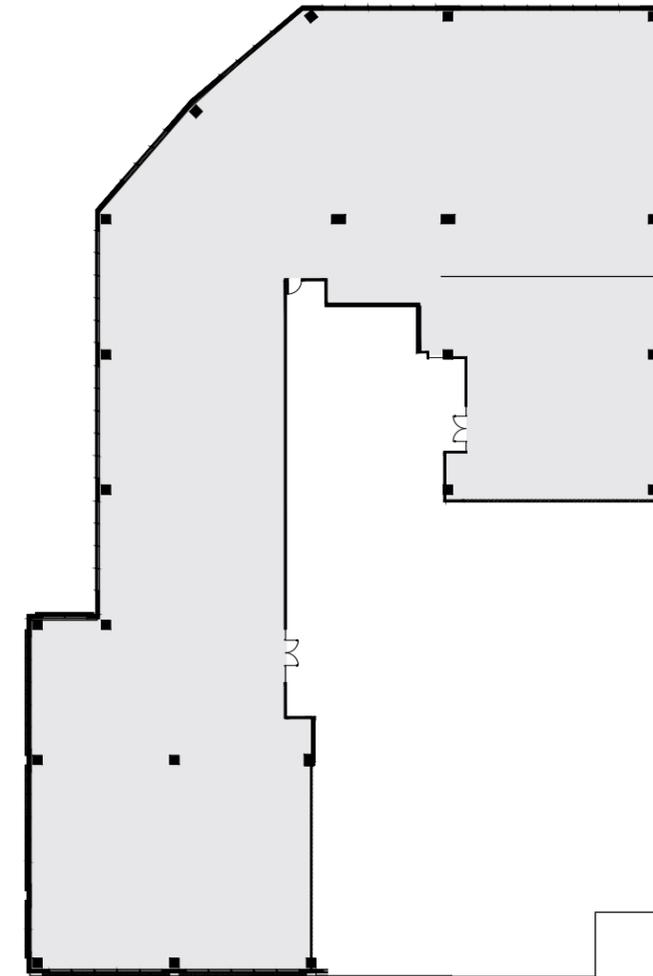
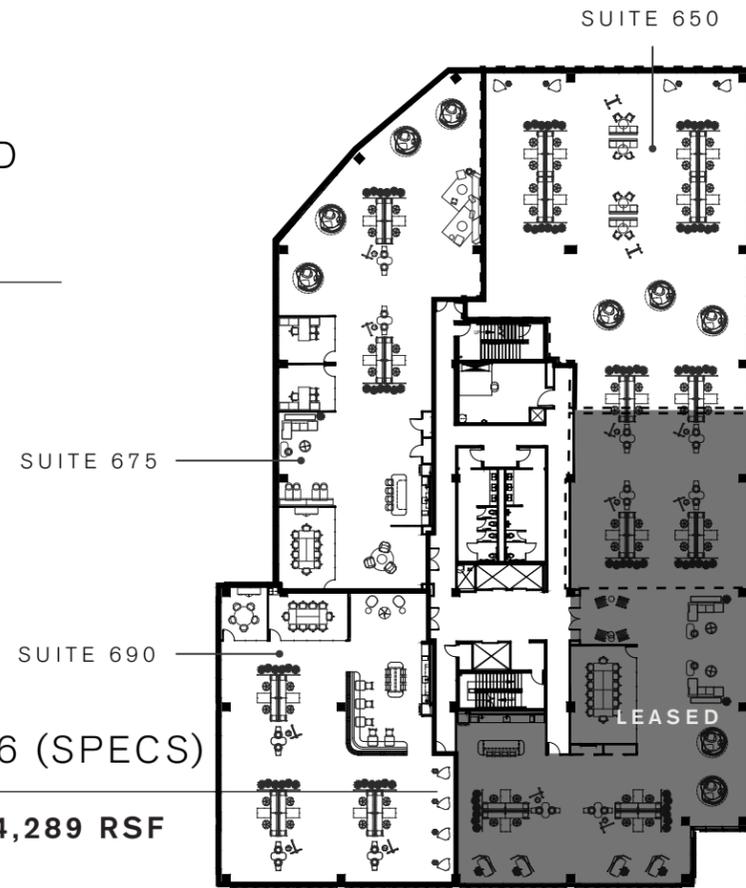
# OFFICE + AMENITIES

LEGEND

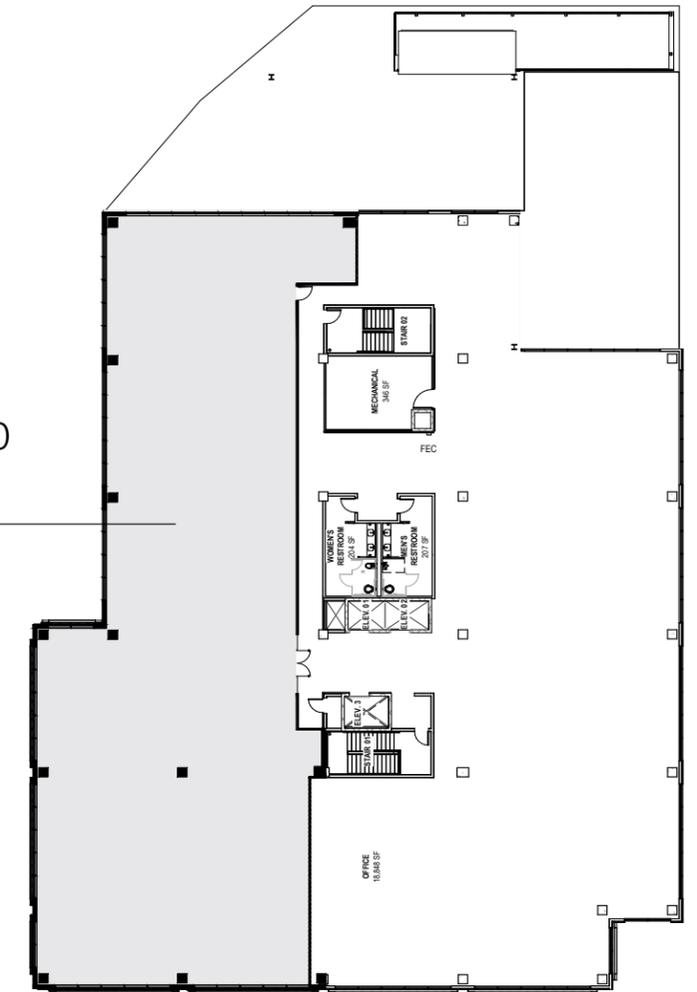
- PARKING
- RENTABLE OFFICE SPACE
- RESTAURANT
- TENANT AMENITIES
- LOBBY
- PICKLEBALL COURT



GROUND FLOOR  
+  
4,976 RSF



SUITE 850  
+  
21,945 RSF



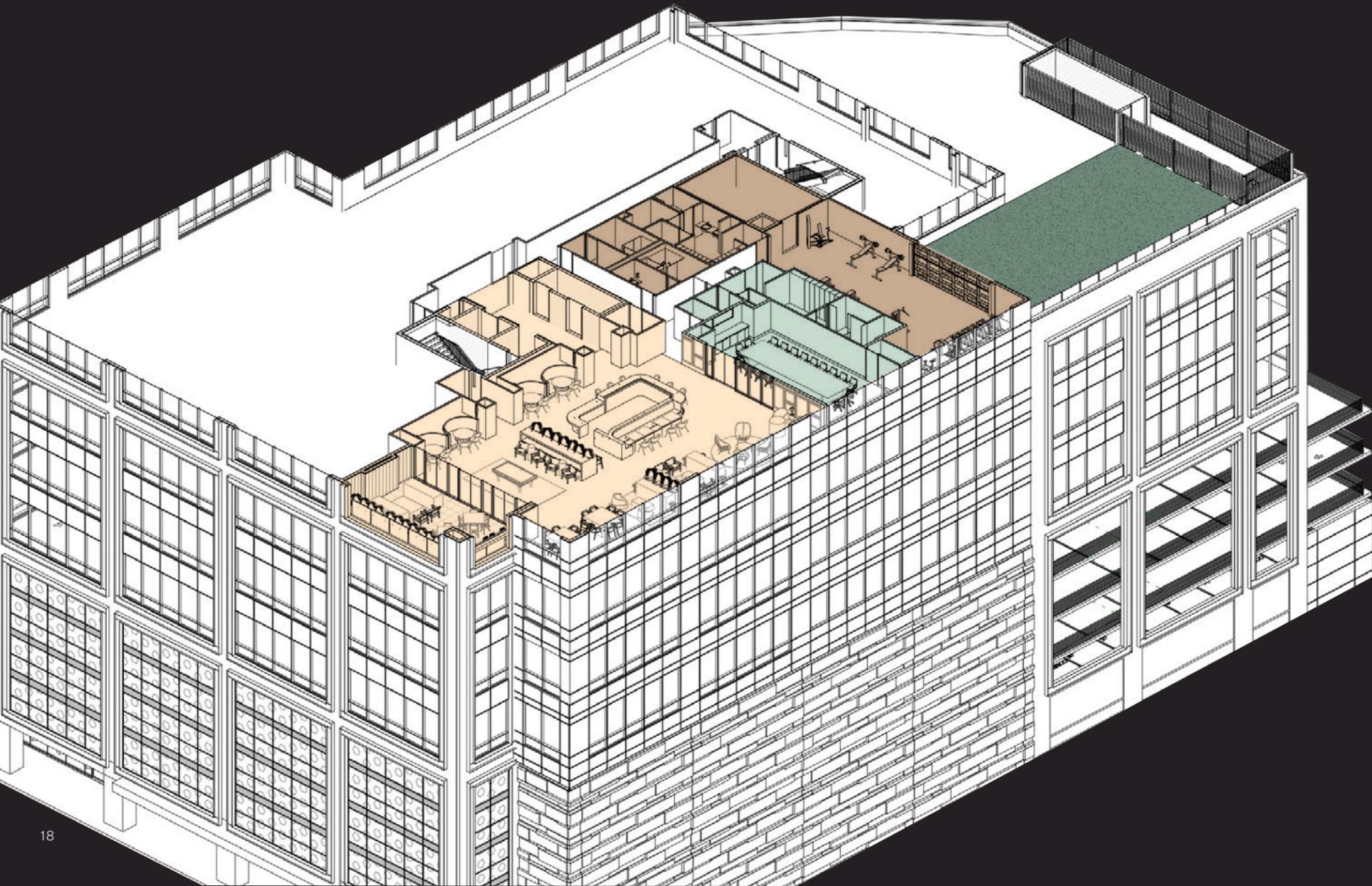
SUITE 1050  
+  
10,972 RSF



CONFERENCE  
IN STYLE.

# AMENITY FLOOR

- COMMUNITY LOUNGE
- CONFERENCE
- TENANT SPACE
- FITNESS + LOCKER ROOMS
- PICKLEBALL COURT



NEXT LEVEL AMENITIES.



ALLOW  
EMPLOYEES TO  
EXPERIENCE  
FIRST CLASS  
WELLNESS.









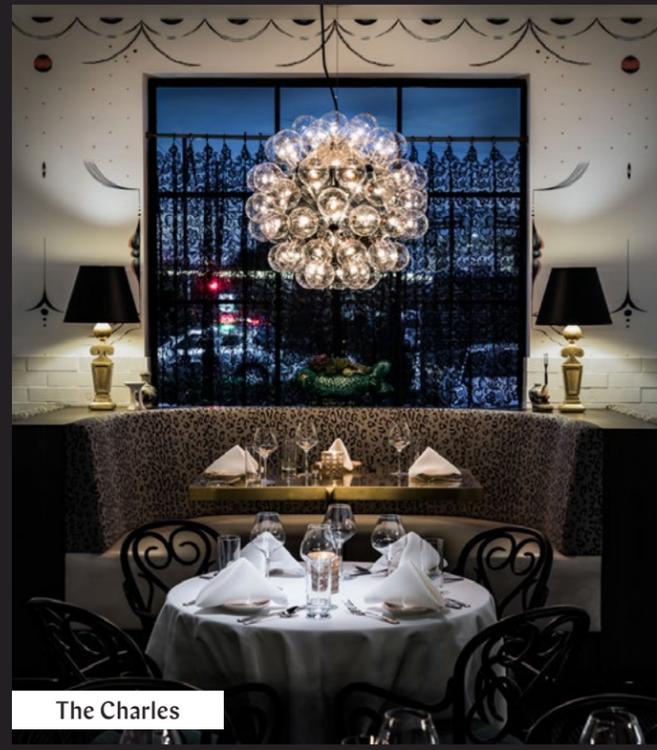
# THE DESIGN DISTRICT



Culinary Dropout



Ascension Coffee



The Charles



Town Hearth



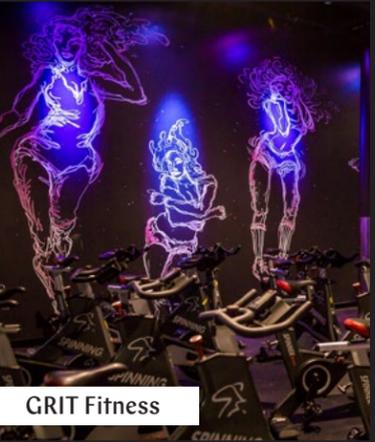
Hilton Anatole



The Mexican



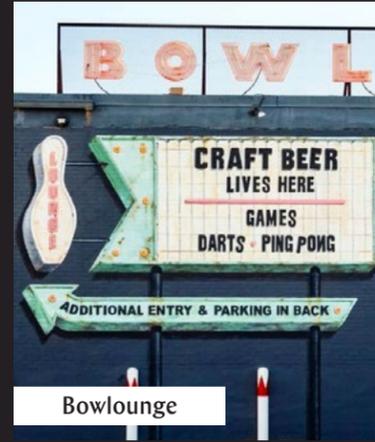
DEC on Dragon



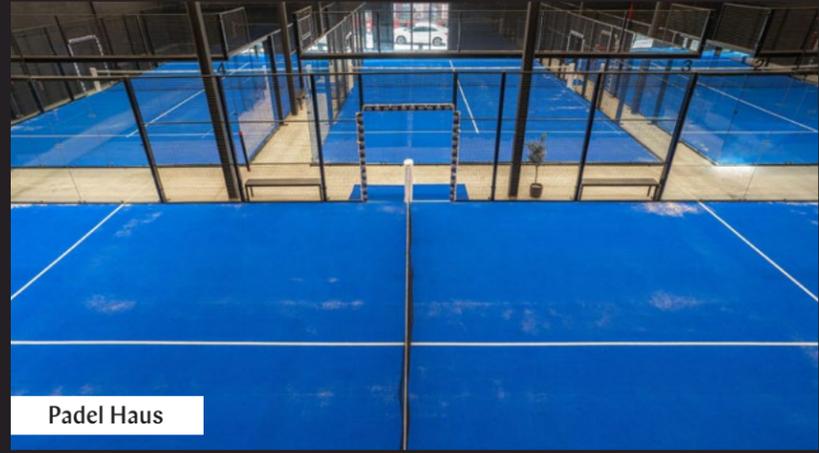
GRIT Fitness



La Lupita



Bowlounge



Padel Haus



Carbone



AM/FM



Delucca Gaucho



Commons Club



The Echo

# AROUND THE DESIGN DISTRICT

## FOOD & BEVERAGE

- |                     |                |                            |
|---------------------|----------------|----------------------------|
| 01 AM/FM            | 09 CARBONE     | 17 TRIUMPH COFFEE          |
| 02 RODEO GOAT       | 10 EL CARLOS   | 18 MAMA'S DAUGHTERS' DINER |
| 03 SLOW BONE BBQ    | 11 BAR CHARLES | 19 THE MEXICAN             |
| 04 COMMONS CLUB     | 12 THE CHARLES | 20 CULINARY DROPOUT        |
| 05 ASCENSION COFFEE | 13 TOWN HEARTH | 21 MAROMA                  |
| 06 LA LUPITA        | 14 PIE TAP     | 22 ABA                     |
| 07 DELUCCA          | 15 FLYING FISH | 23 MAMAN                   |
| 08 TANGO ROOM       | 16 BOWLounge   |                            |

## STAY & VISIT

- |                                |                  |
|--------------------------------|------------------|
| A VIRGIN HOTEL                 | D HILTON ANATOLE |
| B DALLAS CONTEMPORARY          | E THE SEAM       |
| C THE ECHO LOUNGE & MUSIC HALL | F PADEL HAUS     |



# DESIGN DISTRICT REDEVELOPMENT

## THE SEAM

Located directly across the street from The Capital, The Seam is a unique 160,000 SF redevelopment project that will transform a 1970s retail plaza into a sophisticated open-air retail and dining destination.

The Seam will undergo a multi-million dollar redevelopment, transforming the district into a sophisticated retail destination with a well-crafted merchandise mix that celebrates the unique energy of the Design District.



## OPENING FALL 2026



CHEF-DRIVEN  
DINING



CONTEMPORARY  
FASHION



LUSH OUTDOOR  
SETTING



LIFESTYLE  
DESTINATION



## ABOUT THE OWNERSHIP

**HFI**

HFI Capital Management (HFI), based in Dallas, Texas, is the family office of Kenneth A. Hersh, the Co-founder and former CEO of NGP Energy Capital Management and former CEO of the George W. Bush Presidential Center. HFI invests across the economy with an emphasis on the industrial, energy, real estate, technology and sports & entertainment sectors. HFI focuses on locating quality assets in growing markets.

HFI provides flexible investment capital without the restrictions often found with institutional private equity. We are able to move quickly and either invest alone or with like-minded partners who desire to build quality assets and companies managed by outstanding management teams. For more information, please visit [www.hershfi.com](http://www.hershfi.com).

**QIP**

Quadrant Investment Properties is a Dallas based real estate investment firm that focuses on adaptive reuse and development projects in activated urban centers. We define each project we undertake by identifying the community that will thrive within the environment and the unique qualities that will be required to attract the targeted audience. Our approach incorporates thoughtful design, integrated technology, proactive management and creative problem solving to achieve success in creating projects that foster inspiration.



EXPERIENCE WORK IN A NEW LIGHT.

FOR LEASING INFORMATION

**PAUL WITTORF**

214.446.4512  
paul.wittorf@transwestern.com

**KIM BROOKS**

972.361.1122  
kim.brooks@transwestern.com

**LANEY DELIN**

214.237.5020  
laney.delin@transwestern.com

**COLLIN BURWINKEL**

972.774.2531  
collin.burwinkel@transwestern.com

OWNED BY:



LEASED BY:



THECAPITALDD.COM



**THE CAPITAL**  
DESIGN DISTRICT

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